

4-6 Dunraven Place, Bridgend. CF31 1JD

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7 St. Nons Close
Brackla
Bridgend
CF31 2BX

154,995



- *NO ONGOING CHAIN*
- *IDEAL FIRST TIME BUY*
- 2 Bedroom Mid-Link Property
- uPVC Double Glazing Windows
- Gas Central Heating
- 2 Parking Spaces
- Generous Size Rear Garden



Ref: PRA11946

Viewing Instructions: Strictly By Appointment Only

General Description

No Ongoing Chain - Gareth L Edwards Ltd are pleased to offer this two-bedroom mid-link property in Brackla with a generous size front with two parking spaces & generous size garden to the rear. The property has uPVC double glazing and gas central heating. The property is conveniently located for schools, shops and bus links. The property is within easy access of Bridgend Town Centre with all its facilities and amenities including the mainline train station. The property is also located within proximity of Junction 36 of the M4 motorway and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Open-Plan Lounge; Open-Plan Kitchen/Diner. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and One further bedroom. OUTSIDE: - Hardstanding parking at front and side with an enclosed rear garden.

Accommodation

Ground Floor

Entrance

via a uPVC front door with a stained glass leaded light panel entering: -



Open-Plan Lounge (14' 8" x 12' 11") or (4.46m x 3.93m)

uPVC window to the front, laminated flooring, two double radiators, artex ceiling, access to first floor via a spindle staircase, double louvre doors leading into a cupboard with ample storage, white panel door leading into: -



Open-Plan Kitchen/Diner (13' 2" x 8' 11") or (4.01m x 2.71m)

uPVC window to the front, laminated flooring, two double radiators, artex ceiling, access to first floor via a spindle staircase, double louvre doors leading into a cupboard with ample storage, white panel door leading into: -

First Floor

Landing

Loft access, fitted carpet, white panel door entering the airing cupboard housing the hot water tank and shelving, white panel door leading into: -



Family Bathroom

Three-piece suite in white with chrome fittings, chrome power shower over the bath, fully tiled around the bath, WC and sink unit, vinyl flooring, artex ceiling, extractor fan, uPVC obscure glazed window to the rear, one double radiator.



Master Bedroom (12' 10" x 9' 7") or (3.90m x 2.92m)

uPVC window to the front, fitted carpet, one radiator, artex ceiling, triple fitted wardrobes with ample storage.



Bedroom 2 (6' 4" x 11' 2") or (1.93m x 3.40m)

uPVC window to the rear, fitted carpet, one radiator, artex ceiling.

Outside

Front

Garden laid to lawn with a hardstanding parking.

Side

Hardstanding parking.



Rear

Enclosed rear garden with a patio area, garden laid to lawn and a second patio area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.